



15 Water Tower Place, Saffron Walden
CB11 4GA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

15 Water Tower Place

Saffron Walden | Essex | CB11 4GA

Guide Price £220,000

- A first-floor, one bedroom apartment
- Open plan kitchen / lounge
- Balcony
- Well-presented throughout
- Parking
- No Onward Chain
- Well Regarded Development
- EPC: B / Council Tax Band: B

The Property

A nicely presented, and well finished, one bedroom first floor apartment located around 0.5 miles of the town centre. The apartment benefits from a balcony, which provides outside space for dining, and allocated parking.

The Setting

Water Tower Place is located around 0.5 miles away from the town centre. The town itself has an abundance of boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose and a twice weekly thriving market. The town's leisure facilities include an 18-hole golf course, a cinema, and an 800-seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted airport is within 19 miles and the University City of Cambridge is within 15 miles to the North.

The Accommodation

The first-floor apartment is access via a communal hallway, with the entrance opening into the apartments hallway. There is a deep storage cupboard in the hallway and doors leading to; Open plan lounge diner, which has patio doors leading to a balcony, and a window to the rear aspect, The kitchen has a range of wall and base units with worktops, built in oven and hob, and space for appliances.

Services

All mains' services are connected.

Local Authority

Uttlesford District Council



Number of years on lease:

Approximately 113 years

Annual service charge:

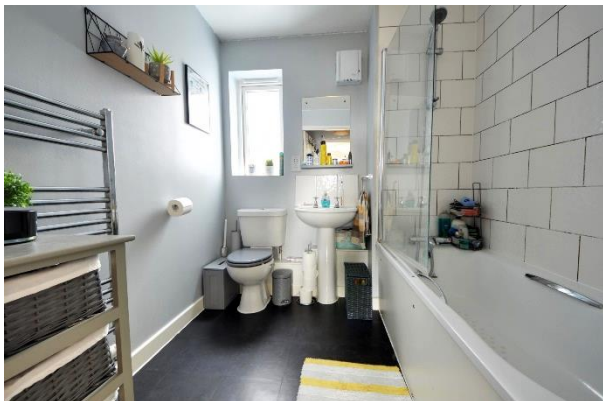
Service Charge £34.69pcm

Sinking Fund £ 51.48pcm

Building Insurance £13.73pcm

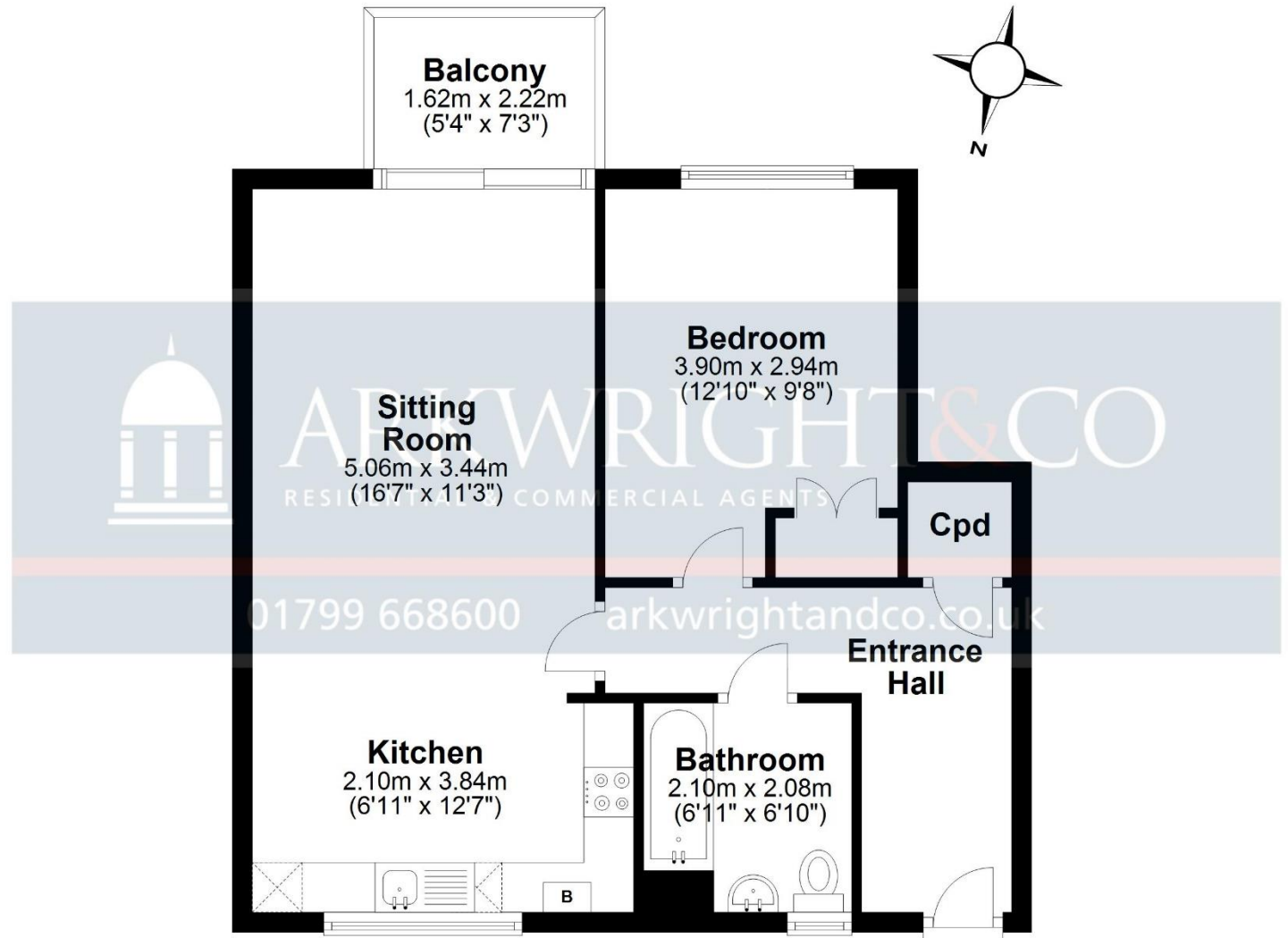
Annual ground rent:

Not applicable



Floor Plan

Approx. 52.0 sq. metres (559.6 sq. feet)



Total area: approx. 52.0 sq. metres (559.6 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.